
FLAT 11
FLAT 6
jordan fishwick

Flat 9 Upton Mount, 125 Prestbury Road, Macclesfield, SK10 3DA

** NO ONWARD CHAIN ** A modern two double bedroom first floor apartment located in a sought after area within walking distance to Sainsburys, the town centre, West Park and excellent transport links. The spacious accommodation features deep skirting boards and is warmed by gas fired central heating via a Worcester boiler and benefits from double glazed windows. The property in brief comprises; communal entrance hall, private entrance hallway, generous bay fronted living room featuring an attractive bay window, dining kitchen, two double bedrooms and a bathroom fitted with a white suite. Outside there are well tended communal grounds with attractive flower borders and mature trees. The apartment also comes with an allocated parking space as well as visitors parking.

£185,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions
Leaving Macclesfield in a northerly direction along Prestbury Road, continue over the mini-roundabout at the junction with Victoria Road right after a short distance onto Bollinbrook Road and next right onto Upton Mount.

Communal Entrance Hall
Doors to the ground floor apartments with stairs leading to the upper floors.

Private Entrance Hallway
Security intercom Doors off to the living room, kitchen, bedrooms and bathroom. Radiator. Ceiling coving. High ceilings.

Living Room
13'7" x 12'2"
Decorated in neutral colours featuring a double glazed bay window to the front aspect. Ceiling coving. Radiator. Square archway opening to the dining kitchen.

Dining Kitchen
14'3" x 12'3"
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer to the side. Inset four ring "Bosch" gas hob with Bosch extractor above. Built in oven. Integrated upright fridge freezer with matching cupboard front. Space for a washing machine and dishwasher. Worcester boiler. Two double glazed windows to the front

aspect. Ceiling coving. Recessed ceiling spotlights. Radiator. Space for a table and chairs.

Bedroom One

12'8" x 10'5"
Double bedroom with two double glazed windows to the rear aspect. Ceiling coving. Radiator.

Bedroom Two

12'9" x 7'9"
Double bedroom with double glazed window to the rear aspect. Ceiling coving. Radiator.

Bathroom

Fitted with a modern white suite comprising; panelled bath with shower over, low level WC and hand wash basin with cupboard below. Part tiled walls. Double glazed frosted window to the side aspect. Chrome heated towel rail.

Outside

Gardens

Well maintained communal gardens with attractive flower borders and mature trees.

Parking

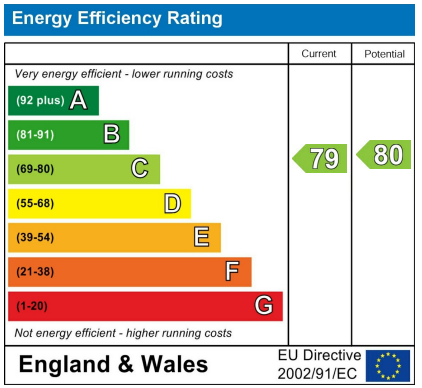
The property comes with an allocated car parking space as well as visitor parking.

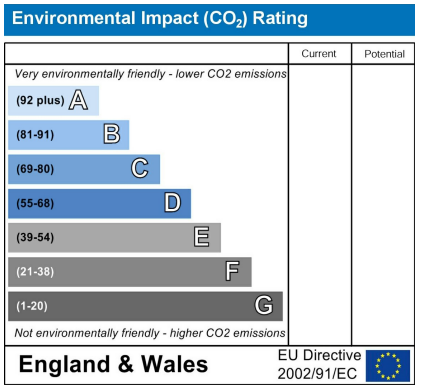
TENURE

We are advised by our vendor that the property is Leasehold and the lease is 999 years from 1 January 2000. The management fee is £195.00 per month and ground rent £70.00 per year.
The vendor has also advised us that the property is council tax band C.
We would recommend any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.













GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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FLAT 9
FLAT 8